

December 17, 2020

Re: Special Session Hearing regarding LC-18

Dear President Peter Courtney and House Speaker Tina Kotek,

I am writing to you as a 28 year old, 2015 graduate of Western Oregon University and small property landlord. I own 3 duplexes which are all in Polk County and I pride myself on providing clean and affordable housing to local residents. In March of 2020 I was laid off from my job due to the pandemic and In April of 2020, I voluntarily lowered April's rent on my properties to give a little back to each of the residents. I have mortgages on all 3 properties and have still made all my payments on time and in full. I just paid a nearly \$10k tax bill in November for all 3 properties combined. I am fully reliant on my residents paying their rent so that I can still pay my mortgages. My margins are very thin just like most other smaller landlords and the policies put forth in LC-18 will continue to squeeze out owners and further divide landlords and residents. Please consider immediate distribution of rental assistance funds to those who truly need it as opposed to an extension of the eviction moratorium. Please also consider a tax credit offered to those landlords who give assistance to their residents or will forgive a portion of the residents' rent. 2020 has been difficult for residents AND landlords alike, as you can see from my brief story above, but I have dug my heels in and pushed forward and have still held myself accountable to those monetary requirements despite facing many challenges. I ask that you would seriously consider taking action that will no longer further divide landlords and residents.

Best Regards,

A handwritten signature in black ink, appearing to read "Sam Spiro". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sam Spiro